

Project Schedule

Noise Wall Balloting

Completed [Fall 2008]



Design

Completed [Winter 2009]



Right of Way Acquisitions

Spring-Summer 2009



Begin Construction

Fall 2009



Finish Construction

Fall 2010

Stay Informed!

You can be added to our project update list by sending an email to the project team.

Once construction begins, we will send out regular email updates with information related to construction schedule, progress, and other important issues.

Phone: (801) 448-2188

Email: 700east@utah.gov

Website: www.udot.utah.gov/700east

CCT

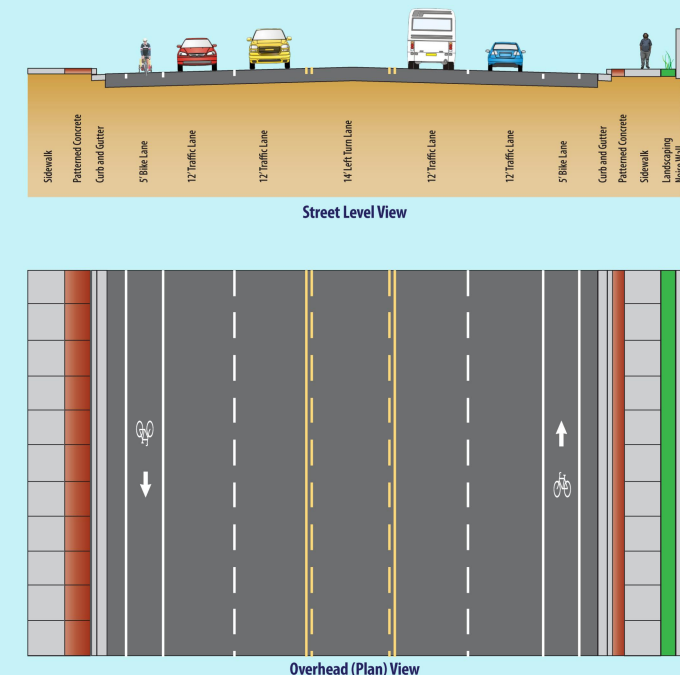
A Community Coordination Team (CCT) will be formed to evaluate the contractor during construction and help keep the public informed. If you are interested in participating on the CCT, please contact the project team (700east@utah.gov or (801) 448-2188).



The Utah Department of Transportation (UDOT) is preparing to begin roadway reconstruction along 700 East from 11400 South to Carnation Drive, as well as improvements to the 12300 South intersection. The reconstruction of 700 East will improve roadway safety and flow of traffic for residents, businesses, and recreational users. Construction is anticipated to begin Fall 2009 and will include:

- Additional traffic lanes
- Bicycle lanes
- Shoulders
- Sidewalks
- Medians at intersections
- Two-way center turn lanes between intersections
- Potential noise walls in some locations
- Retaining walls in some locations
- Improved drainage conditions

Typical Roadway Cross-Section



Medians

Where are medians being built?

Medians will be built at the following intersections along 700 East:

- 12300 South
- 11400 South
- 11000 South
- 10600 South
- Carnation Drive



How will raised medians change access to businesses and neighborhoods?

- Access to businesses and neighborhoods near any of the above intersections will be channeled to right-turns in and right-turns out only.
- U-turns will be permitted at the above intersections.
- U-turns will also be permitted anywhere after a median ends.

What benefits do raised medians have?

- Provide a safer environment for auto and pedestrian traffic.
- Help move traffic more efficiently.
- Reduce traffic congestion.

Noise Walls

Where are noise walls being built?

Noise walls were considered in four locations along 700 East. In accordance with UDOT policy, all property owners were balloted regarding their support for a noise wall prior to installation.

Only one location, where property owners supported a noise wall, will have a noise wall built as part of this project:

- **Larkspur Drive (10345 S.) to Carnation Drive (10106 S.)**



SPRING 2009 UPDATE

Right of Way Acquisition

This reconstruction project will require additional right of way in the form of strip takes and construction easements along the construction corridor.

Phase 1 of the Right of Way Valuation and Acquisition Process will be to identify the property owner(s) of each impacted parcel and their correct contact information.

Phase 2, the appraisal or valuation of your property, is anticipated to begin in the near future. Property owners will be contacted either by an appraiser or acquisition agent who will estimate the value of the property to be acquired. Once the valuation of the property has been completed, an acquisition agent will make an offer to purchase the property at the approved value.

**PLEASE CONTACT ERIC LYON AT (801) 965-4213
IF YOU HAVE ANY QUESTIONS ABOUT THE RIGHT OF WAY PROCESS.**

Appraisal

When UDOT approves the purchase of land for highway purposes, the property owner will be contacted by an independent appraiser who will appraise the property. It is the appraiser who determines what the "fair market value" is for property UDOT needs to acquire.

Acquisition

Once the appraisal report is complete, an Acquisition Agent will make an offer to purchase the property at the approved appraised value.

Just Compensation

You have the constitutional right to receive "just compensation" for the property that UDOT will need to purchase from you for the project. In other words, you will receive the "fair market value" of the land or property UDOT acquires.

Payment

After signing and approval of the right-of-way contract agreement, payment should come within 30 to 45 days.

Relocation Agent

If you are displaced by a UDOT transportation project, a relocation agent will contact you and provide you with the needed information on moving and available relocation assistance.

SPRING 2009 UPDATE